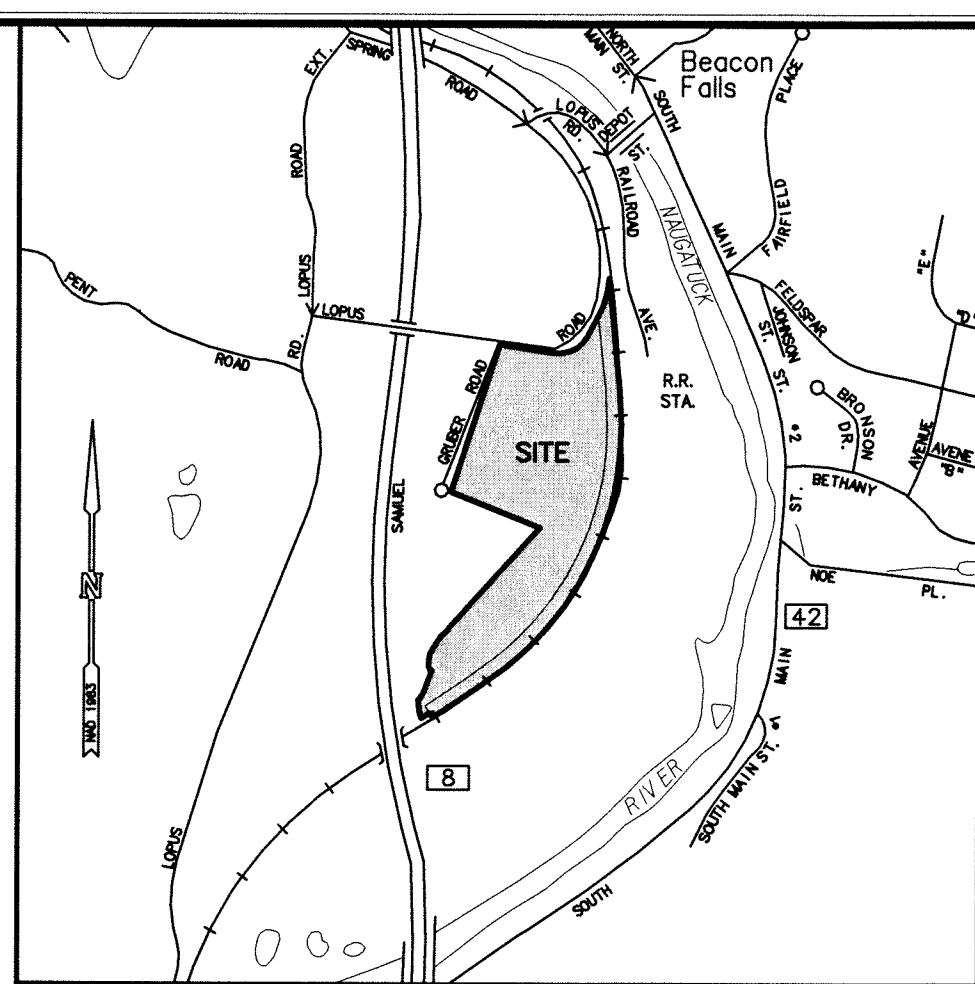
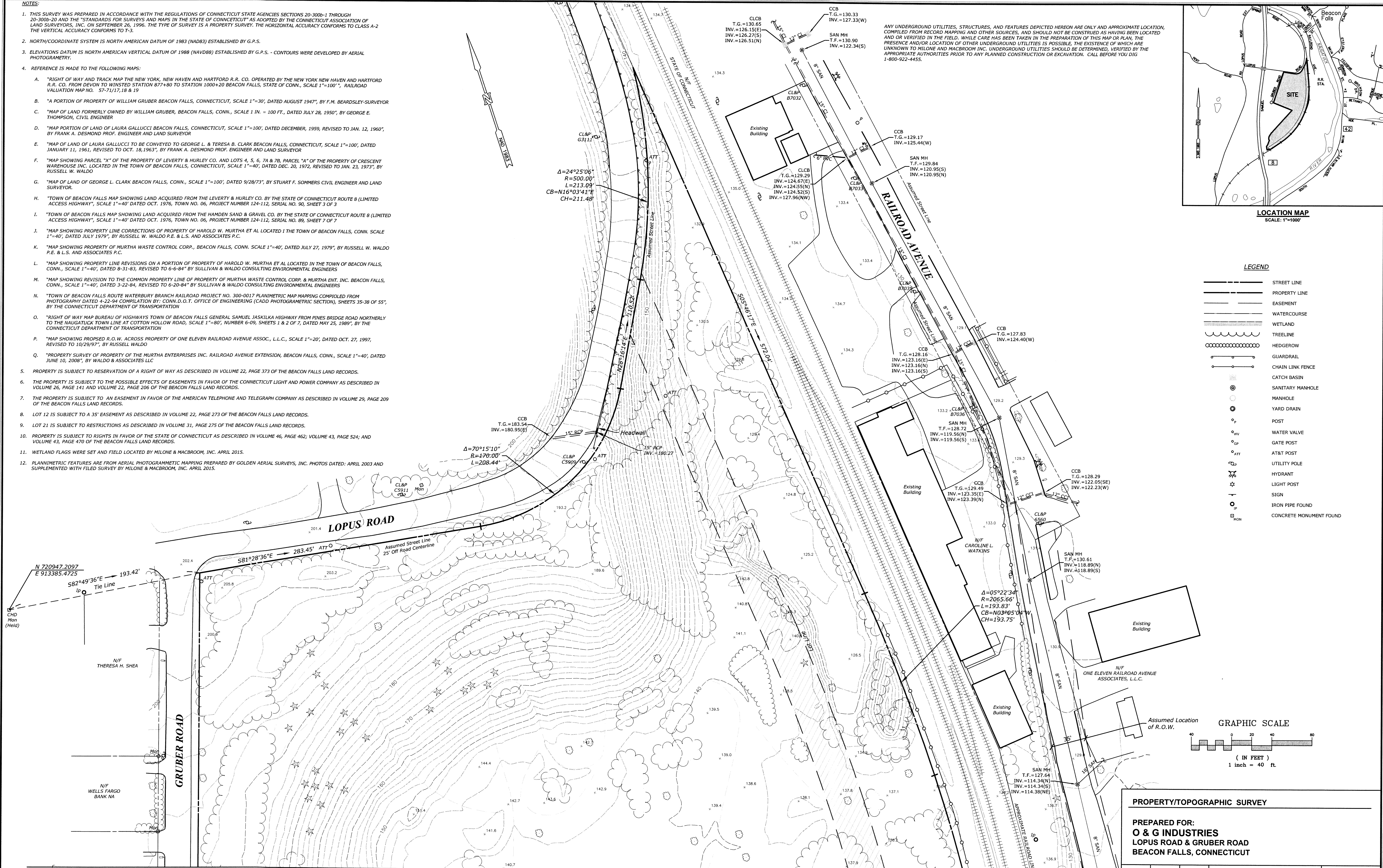


NOTES:

- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THE TYPE OF SURVEY IS A PROPERTY SURVEY. THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2 THE VERTICAL ACCURACY CONFORMS TO T-3.
- NORTH/COORDINATE SYSTEM IS NORTH AMERICAN DATUM OF 1983 (NAD83) ESTABLISHED BY G.P.S.
- ELEVATIONS DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED BY G.P.S. - CONTOURS WERE DEVELOPED BY AERIAL PHOTOGRAMETRY.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - "RIGHT OF WAY AND TRACK MAP THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. FROM DEVON TO WINSTED STATION 877+80 TO STATION 1000+20 BEACON FALLS, STATE OF CONN., SCALE 1"=100", RAILROAD VALUATION MAP NO. 57-71/17,18 & 19
 - "A PORTION OF PROPERTY OF WILLIAM GRUBER BEACON FALLS, CONNECTICUT, SCALE 1"=30', DATED AUGUST 1947", BY F.M. BEARDSLEY-SURVEYOR
 - "MAP OF LAND FORMERLY OWNED BY WILLIAM GRUBER, BEACON FALLS, CONN., SCALE 1 IN. = 100 FT., DATED JULY 28, 1950", BY GEORGE E. THOMPSON, CIVIL ENGINEER
 - "MAP PORTION OF LAND OF LAURA GALLUCCI BEACON FALLS, CONNECTICUT, SCALE 1"=100', DATED DECEMBER, 1959, REVISED TO JAN. 12, 1960", BY FRANK A. DESMOND PROF. ENGINEER AND LAND SURVEYOR
 - "MAP OF LAND OF LAURA GALLUCCI TO BE CONVEYED TO GEORGE L. & TERESA B. CLARK BEACON FALLS, CONNECTICUT, SCALE 1"=100', DATED JANUARY 11, 1961, REVISED TO OCT. 18, 1963", BY FRANK A. DESMOND PROF. ENGINEER AND LAND SURVEYOR
 - "MAP SHOWING PARCEL 'X' OF THE PROPERTY OF LEVERTY & HURLEY CO. AND LOTS 4, 5, 6, 7A & 7B, PARCEL 'A' OF THE PROPERTY OF CRESCENT WAREHOUSE INC. LOCATED IN THE TOWN OF BEACON FALLS, CONNECTICUT, SCALE 1"=40', DATED DEC. 20, 1972, REVISED TO JAN. 23, 1973", BY RUSSELL W. WALDO
 - "MAP OF LAND OF GEORGE L. CLARK BEACON FALLS, CONN., SCALE 1"=100', DATED 9/28/73", BY STUART F. SOMMERS CIVIL ENGINEER AND LAND SURVEYOR.
 - "TOWN OF BEACON FALLS MAP SHOWING LAND ACQUIRED FROM THE LEVERTY & HURLEY CO. BY THE STATE OF CONNECTICUT ROUTE 8 (LIMITED ACCESS HIGHWAY), SCALE 1"=40' DATED OCT. 1976, TOWN NO. 06, PROJECT NUMBER 124-112, SERIAL NO. 90, SHEET 3 OF 3
 - "TOWN OF BEACON FALLS MAP SHOWING LAND ACQUIRED FROM THE HAMDEN SAND & GRAVEL CO. BY THE STATE OF CONNECTICUT ROUTE 8 (LIMITED ACCESS HIGHWAY), SCALE 1"=40' DATED OCT. 1976, TOWN NO. 06, PROJECT NUMBER 124-112, SERIAL NO. 89, SHEET 7 OF 7
 - "MAP SHOWING PROPERTY LINE CORRECTIONS OF PROPERTY OF HAROLD W. MURTHA ET AL LOCATED I THE TOWN OF BEACON FALLS, CONN. SCALE 1"=40', DATED JULY 1979", BY RUSSELL W. WALDO P.E. & L.S. AND ASSOCIATES P.C.
 - "MAP SHOWING PROPERTY OF MURTHA WASTE CONTROL CORP., BEACON FALLS, CONN. SCALE 1"=40', DATED JULY 27, 1979", BY RUSSELL W. WALDO P.E. & L.S. AND ASSOCIATES P.C.
 - "MAP SHOWING PROPERTY LINE REVISIONS ON A PORTION OF PROPERTY OF HAROLD W. MURTHA ET AL LOCATED IN THE TOWN OF BEACON FALLS, CONN., SCALE 1"=40', DATED 8-31-83, REVISED TO 6-6-84" BY SULLIVAN & WALDO CONSULTING ENVIRONMENTAL ENGINEERS
 - "MAP SHOWING REVISION TO THE COMMON PROPERTY LINE OF PROPERTY OF MURTHA WASTE CONTROL CORP. & MURTHA ENT. INC. BEACON FALLS, CONN., SCALE 1"=40', DATED 3-22-84, REVISED TO 6-20-84" BY SULLIVAN & WALDO CONSULTING ENVIRONMENTAL ENGINEERS
 - "TOWN OF BEACON FALLS ROUTE WATERBURY BRANCH RAILROAD PROJECT NO. 300-0017 PLANIMETRIC MAP MAPPING COMPILED FROM PHOTOGRAPHY DATED 4-22-94 COMPILED BY: CONN.D.O.T. OFFICE OF ENGINEERING (CADD PHOTOGRAMETRIC SECTION), SHEETS 35-38 OF 55", BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION
 - "RIGHT OF WAY MAP BUREAU OF HIGHWAYS TOWN OF BEACON FALLS GENERAL SAMUEL JASKILKA HIGHWAY FROM PINES BRIDGE ROAD NORTHERLY TO THE NAUGATUCK TOWN LINE AT COTTON HOLLOW ROAD, SCALE 1"=80', NUMBER 6-09, SHEETS 1 & 2 OF 7, DATED MAY 25, 1989", BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION
 - "MAP SHOWING PROPOSED R.O.W. ACROSS PROPERTY OF ONE ELEVEN RAILROAD AVENUE ASSOC., L.L.C., SCALE 1"=20', DATED OCT. 27, 1997, REVISED TO 10/29/97", BY RUSSELL WALDO
 - "PROPERTY SURVEY OF PROPERTY OF THE MURTHA ENTERPRISES INC., RAILROAD AVENUE EXTENSION, BEACON FALLS, CONN., SCALE 1"=40', DATED JUNE 10, 2008", BY WALDO & ASSOCIATES LLC
- PROPERTY IS SUBJECT TO RESERVATION OF A RIGHT OF WAY AS DESCRIBED IN VOLUME 22, PAGE 373 OF THE BEACON FALLS LAND RECORDS.
- THE PROPERTY IS SUBJECT TO THE POSSIBLE EFFECTS OF EASEMENTS IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY AS DESCRIBED IN VOLUME 26, PAGE 141 AND VOLUME 22, PAGE 206 OF THE BEACON FALLS LAND RECORDS.
- THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN VOLUME 29, PAGE 209 OF THE BEACON FALLS LAND RECORDS.
- LOT 12 IS SUBJECT TO A 35' EASEMENT AS DESCRIBED IN VOLUME 22, PAGE 273 OF THE BEACON FALLS LAND RECORDS.
- LOT 21 IS SUBJECT TO RESTRICTIONS AS DESCRIBED IN VOLUME 31, PAGE 275 OF THE BEACON FALLS LAND RECORDS.
- PROPERTY IS SUBJECT TO RIGHTS IN FAVOR OF THE STATE OF CONNECTICUT AS DESCRIBED IN VOLUME 46, PAGE 462; VOLUME 43, PAGE 524; AND VOLUME 43, PAGE 470 OF THE BEACON FALLS LAND RECORDS.
- WETLAND FLAGS WERE SET AND FIELD LOCATED BY MILONE & MACBROOM, INC. APRIL 2015.
- PLANIMETRIC FEATURES ARE FROM AERIAL PHOTOGRAMMETRIC MAPPING PREPARED BY GOLDEN AERIAL SURVEYS, INC. PHOTOS DATED: APRIL 2003 AND SUPPLEMENTED WITH FILED SURVEY BY MILONE & MACBROOM, INC. APRIL 2015.

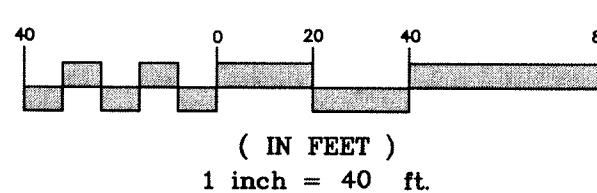


LOCATION MAP
SCALE: 1"=1000'

LEGEND

- STREET LINE
- PROPERTY LINE
- EASEMENT
- WATERCOURSE
- WETLAND
- TREELINE
- HEDGEROW
- GUARDRAIL
- CHAIN LINK FENCE
- CATCH BASIN
- SANITARY MANHOLE
- MANHOLE
- YARD DRAIN
- POST
- WATER VALVE
- GATE POST
- AT&T POST
- UTILITY POLE
- HYDRANT
- LIGHT POST
- SIGN
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND

GRAPHIC SCALE



PROPERTY/TOPOGRAPHIC SURVEY

PREPARED FOR:
O & G INDUSTRIES
LOPUS ROAD & GRUBER ROAD
BEACON FALLS, CONNECTICUT

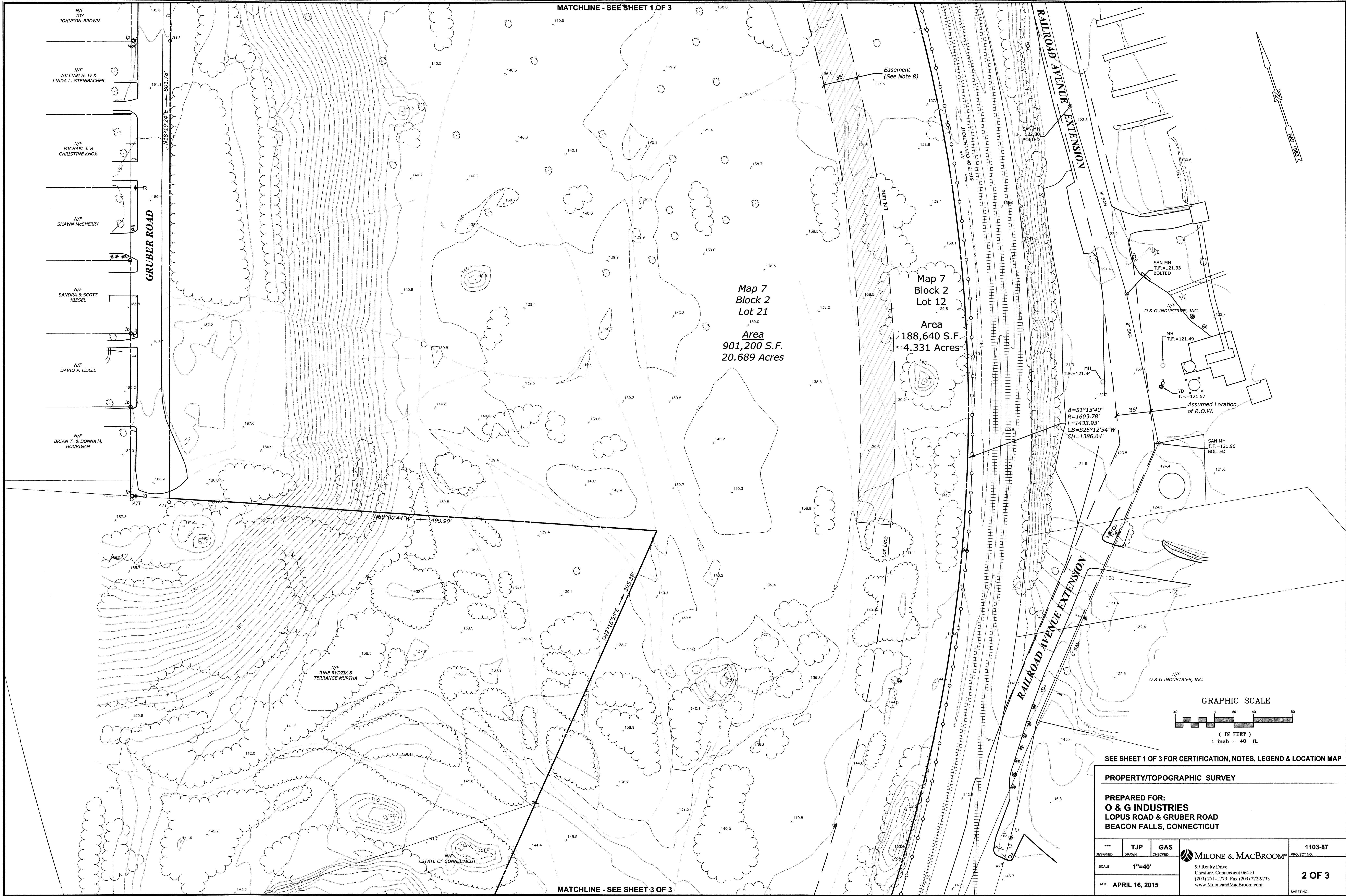
DESIGNED	TJP	GAS	1103-87
SCALE	1"=40'	MILONE & MACBROOM®	PROJECT NO.
DATE	APRIL 16, 2015	99 Realty Drive Cheshire, Connecticut 06410 (203) 271-1773 Fax (203) 272-9733 www.MiloneandMacBroom.com	1 OF 3
			SHEET NO.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

GREGORY A. SZYSZKOWSKI CT LS #0070095

MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

MATCHLINE - SEE SHEET 1 OF 3

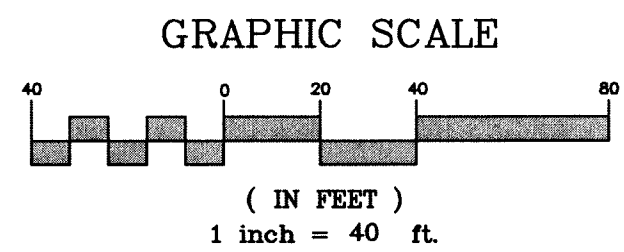


MATCHLINE - SEE SHEET 1 OF 3

Map 7
Block 2
Lot 21
Area
901,200 S.F.
20.689 Acres

Map 7
Block 2
Lot 12
Area
188,640 S.F.
4.331 Acres

RAILROAD AVENUE EXTENSION



SEE SHEET 1 OF 3 FOR CERTIFICATION, NOTES, LEGEND & LOCATION MAP

PROPERTY/TOPOGRAPHIC SURVEY

PREPARED FOR:
O & G INDUSTRIES
LOPUS ROAD & GRUBER ROAD
BEACON FALLS, CONNECTICUT

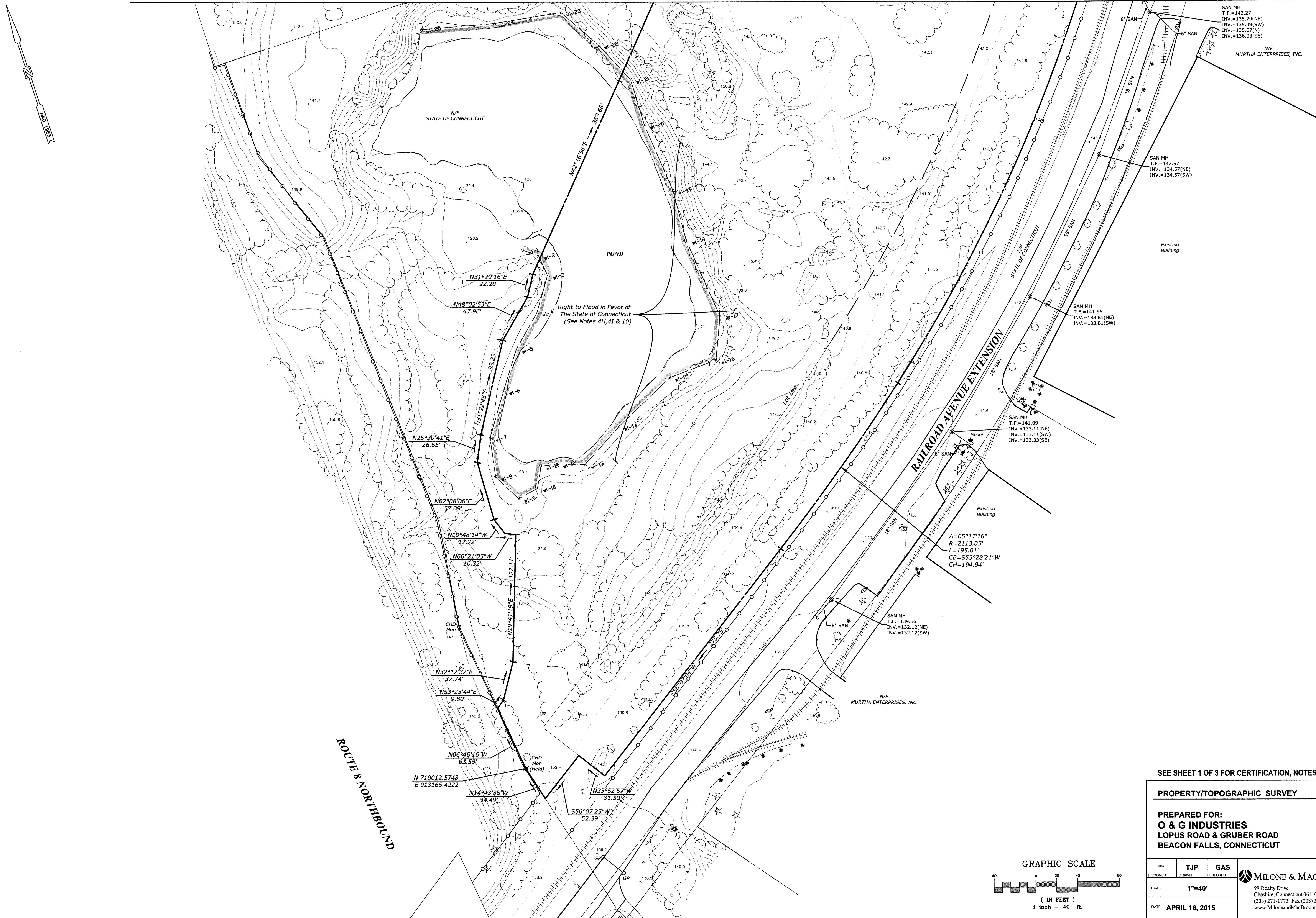
DESIGNED	TJP	GAS
DRAWN	CHECKED	
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2 OF 3
SHEET NO.

MATCHLINE - SEE SHEET 3 OF 3

MATCHLINE - SEE SHEET 2 OF 3



SEE SHEET 1 OF 3 FOR CERTIFICATION, NOTES, LEGEND & LOCATION MAP

PROPERTY/TOPOGRAPHIC SURVEY

PREPARED FOR:
O & G INDUSTRIES
LOPUS ROAD & GRUBER ROAD
BEACON FALLS, CONNECTICUT

DESIGNED
SCALE
DATE

TJP
DRAWN
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3 OF 3
SHEET NO.

GRAPHIC SCALE

